



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** E-Basin Agreement Between City of Lodi and Robert Batch (Located in the Area of Evergreen Drive, South of Westgate Park) and Appropriate the Necessary Funds

**MEETING DATE:** January 6, 1993

**PREPARED BY:** City Attorney

**RECOMMENDED ACTION:** That the City Council approve the agreement with the property owner for the acquisition of 15.99 acres for the expansion of E-Basin/Westgate Park and authorize the City Manager to execute the agreement.

**BACKGROUND INFORMATION:** Since the approval of the tentative map for the Lodi West development, City staff has been negotiating with the property owner for the acquisition of the additional property needed for the expansion of the E area drainage basin (Westgate Park). See Exhibit A. This expansion is shown in the City's Development Impact Mitigation Program as a project to be funded through storm drainage and parks and recreation fees. However, since development has not occurred at the rate originally assumed in the fee calculations, there are insufficient funds in the program to pay for the acquisition. Thus, the negotiations involved a number of interrelated factors which are discussed below. The complete agreement is attached as Exhibit B.

### Acreage

The final design of the Lodi West subdivision and the basin/park calls for a gross site of 15.99 acres. (The City has traditionally included the street frontage as part of basin/park acquisitions since we are purchasing undeveloped land, not finished sites.) This is less than the original Lodi West submittal and slightly more than the 14.0 acres assumed in the fee program. However, it better fits the approved Master Plan for the site which would require approximately 15 acres. The final configuration provides room for somewhat more "high ground" on the east side (Evergreen Drive frontage) of the site than presently exists at Westgate Park and allows for playground and other park improvements. The design also includes a strip of "high ground" along the south and west sides to connect to the existing area along Applewood Drive. This design also works with the Lodi West subdivision and provides a number of lots with rear yards along the park.

### Purchase Price

The value of the 15.99-acre portion of the 100.1 Lodi West parcel is \$1,838,850 based on the appraised value of \$115,000 per acre. The appraisal was performed by the Bramwell Company, an MIA appraiser. The price is somewhat lower than the

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THOMAS A. PETERSON  
City Manager



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property owner's original asking price. The appraisal was reviewed during the course of the negotiations and is, according to the appraisal, still the appropriate value for the land. Of the total purchase price, \$218,020 is being allocated to the Parks and Recreation Fee Program and the balance to the Storm Drainage Fee Program based on the pro rata share of usable high-ground park area to the total parcel. Park fees from the Lodi West development will cover the \$218,020, while the storm drainage portion will require additional acreage outside of Lodi West to pay the balance.

#### Payment Terms

As noted, the City does not have sufficient funds to pay cash for the parcel. In order to proceed with development in the area, the property owner was willing to accept payment under a reimbursement agreement. The City has used similar agreements for other projects, and, in fact, still owes the Park West developers approximately \$270,000 for basin and master storm drain line improvements.

This agreement contains the following payment terms:

- \$10,000 cash to be paid when the deed is recorded;
- credits for storm drainage and parks and recreation fees owed by the remainder of the Lodi West property, and;
- reimbursement from future storm drainage fees paid by other projects in the City.

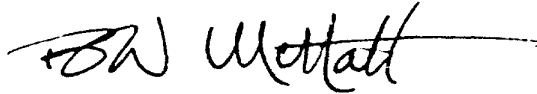
The third item above contains a provision that is new, City reimbursement agreements. That provision is the pledging of 40% of the City-wide storm drainage fee revenue. This will provide faster payback to the owner and is consistent with the City-wide fee program concept. The 40% figure is based on the fact that the City will need a similar agreement for the expansion of the G-Basin (DeBenedetti Park), which is in the Phase I development area, and the need for miscellaneous master storm drain line projects. This remaining balance will be increased annually to account for interest by using the Engineering News Record Construction Cost Index as has been done in recent agreements.

#### Basin/Park Improvements

The agreement calls for the property owner to excavate the basin according to the City's requirements. This will allow the owner to coordinate the work with his development and use excavated dirt for grading. The agreement calls for the owner to stockpile topsoil and place it on the top of the finished excavation to improve the future turf. The City will be responsible to "... diligently pursue the completion of the basin/park including turfing and irrigation ...". This is the reason for the relatively low cash down payment as there are insufficient funds in the impact fee accounts to pay for these improvements. Staff anticipates that, with the completion of other planned projects in the near future, funds will be available to do this work on a schedule compatible with the development of Lodi West.

E-Basin Agreement Between City of Lodi and Robert Batch (Located in the Area of  
Evergreen Drive, South of Westgate Park) and Appropriate the Necessary Funds  
January 6, 1993  
Page 3

FUNDING: \$10,000 storm drainage impact fees.

A handwritten signature in black ink, appearing to read "Bobby W. McNatt", with a long horizontal flourish extending to the right.

Bobby W. McNatt  
City Attorney

Prepared by Richard C. Prima, Jr., Assistant City Engineer

BWM/RCP/lm

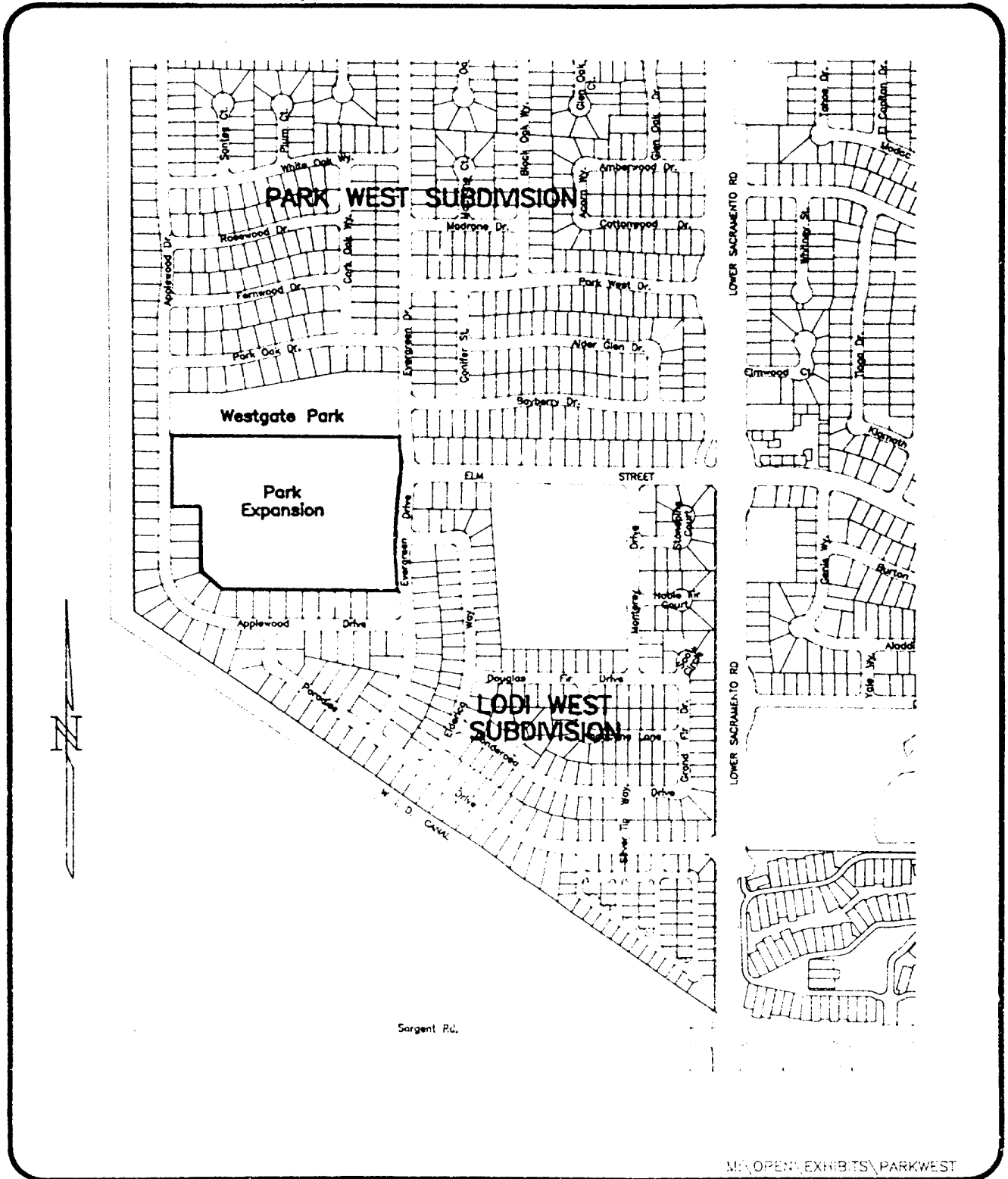
Attachments



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## E BASIN/WESTGATE PARK EXPANSION



AGREEMENT

THIS AGREEMENT, entered into this 6th day of January, 1993, by and between ROBERT BATCH, hereinafter "Seller", and the CITY OF LODI, a municipal corporation, hereinafter "Buyer" or "City".

W I T N E S S E T H:

WHEREAS, Seller is the owner of that certain parcel of land, more particularly described below, constituting fifteen and ninety-nine one-hundredths (15.99) acres more or less, which the City desires to acquire for purposes of a storm drainage basin; and

WHEREAS, said land is a portion of a larger parcel constituting one hundred and one-tenth (100.1) acres owned by Seller which he intends to develop within the City; and

WHEREAS, in order to provide storm drainage for (among other properties) the balance of Seller's land at this location, it is necessary that City acquire such parcel; and

WHEREAS, the most practical way to compensate Seller may be by a combination of cash, credits, and future reimbursements as other properties, which will pay storm drainage fees, develop;

NOW, THEREFORE, BE IT AGREED AS FOLLOWS:

1. Seller agrees to sell and Buyer to purchase that certain parcel of land more particularly described below.

In consideration of the mutual covenants, terms and conditions herein contained, it is mutually agreed that:

A. Grantor shall deliver to City a grant deed for that certain real property in the County of San Joaquin, State of California, as shown on Exhibit A attached hereto, more particularly described as follows:

The TRUE POINT OF BEGINNING being S 89° 29' 40" E, 137.50 feet distant from the Southwest corner of the Northwest quarter of Section 3, T. 3N., R. 6 E., M.D.B. & M., as filed for record May 17, 1984, "Lodi Park West, Unit No. 3, in Book of Maps and Plats, Volume 26, Page 137, San Joaquin County Records and also on the centerline of Applewood Drive; thence continuing S 89° 29' 40" E, 1082.08 feet to the centerline of Evergreen Drive; thence S 06° 24' 42" E, 81.46 feet to the beginning of a curve; thence along a tangent curve to the right having a radius of 750 feet, a central angle of 09° 35' 18" and arc length of 125.51 feet; thence S 03° 10' 36" W, 248.62 feet to the beginning of a curve; thence along a tangent curve to the left having a radius of 1000 feet, a central angle of 05° 10' 36" and arc length of 90.35 feet; thence S 02° 00' 00" E, 149.01 feet; thence S 88° 00' 00" W, 30.00 feet; thence N 89° 29' 40" W, 812.78 feet; thence N 48° 38' 40" W, 126.00 feet; thence N 00° 02' 00" W, 288.00 feet; thence S 89° 58' 00" W, 147.50 feet; thence N 00° 02' 00" W, 326.00 feet to the POINT OF BEGINNING.

Containing 15.99 acres more or less.

2. The sales price shall be One Hundred Fifteen Thousand Dollars (\$115,000) per acre for a total of One Million Eight Hundred and Thirty Eight Thousand Eight Hundred and Fifty Dollars (\$1,838,850), which shall be payable as follows:

(A) Seller shall receive Ten Thousand Dollars (\$10,000) in cash at the time the deed is recorded by City.

- (B) Seller shall receive credit for any and all storm drainage fees due and payable on the eighty-four and eleven one-hundredths (84.11) acre remainder of the entire parcel owned by Seller payable at the storm drainage fee rate in effect at the time of development.
- (C) Seller shall also receive credit for park fees due and payable on the first eighteen and twenty one-hundredths (18.20) acres on the remainder parcel owned by Seller based on the portion of the upland basin property to be used as a park at the Parks and Recreation fee rate in effect at the time of development.
- (D) Insofar as such cash payment and credits for storm drainage and parks and recreation fees described above do not cover the purchase price to be paid by Buyer, Seller will be reimbursed the balance from storm drainage fees paid by other properties at such time as said properties develop. It is understood that payment of such storm drainage fees by other properties shall be the sole source of revenue for reimbursement of the balance due seller, and such reimbursement shall not be payable until funds are actually received by City.
3. (A) Seller shall be entitled to interest on the balance owed him in an amount equal to the annual percentage change of the Engineering News Record (ENR) 20 Cities Construction Cost Index. The balance due shall be calculated in January of each year beginning January 1994 by the following formula:  $(\text{ENR January 1 of current year} \div \text{ENR January 1 of prior year}) \times (\text{balance due January 1 of the prior year} \text{ less credits and payments made during the previous year})$ . City shall provide a summary of balance credits, payments and adjustments to Seller each year.
- (B) Until paid in full, Seller shall be entitled to not less than forty percent (40%) of all available net drainage fee revenues received by the City during any year for reimbursement purposes commencing on the effective date of this agreement. Seller

acknowledges that City presently has other reimbursement agreements in place which shall have priority for repayment from such fees.

4. Seller, pursuant to plans approved in advance by City, shall at his own expense be responsible for preparation of plans and excavation of the drainage basin to City's specifications. Such excavation shall include:

- (A) Stripping and stockpiling of the top fifteen (15) inches of soil for use in the surface of the basin;
- (B) Over-excavation of basin by nine (9) inches;
- (C) Ripping the bottom of the basin to a depth of two (2) feet in one direction only;
- (D) The placement and rolling of the topsoil stockpiled; Seller will not be required to provide additional topsoil in the event the fifteen (15) inches stockpiled does not provide nine (9) inches of fill due to natural losses and/or compaction. Any soil in excess of the above nine (9) inches required for backfill may be disposed of by the Seller in any fashion he desires.
- (E) Provision by Seller of adequate sprinklers or other dust control methods during excavation of such basin;
- (F) Installation of temporary fencing during construction.

Seller may delegate this duty to an agent or a third party mutually agreed upon by the City. All other soil excavated may be retained, sold or disposed of by Seller. During such excavation, Seller or his designated agents shall provide proof of liability coverage, naming the City of Lodi as additional named insured in an amount of One Million Dollars (\$1,000,000).

5. Title to the property demised hereunder shall pass free of any liens or encumbrances except current taxes due, if any. Seller shall obtain

and provide to Buyer at the time title passes, a release of any and all liens, mortgages, or encumbrances on the portion of his property conveyed to the City under this agreement. Title insurance, documentary stamps, and escrow fees (if any) shall be the responsibility of Buyer. Title to the demised premises shall pass on execution of this agreement.

6. The rights to any reimbursements hereunder are deemed personal to Seller and shall not run with the land on the remainder of Seller's property, except the fee credits described in Section 2 above.
7. Excavation of the basin by Seller shall be accomplished prior to the acceptance by City of the first unit of any subdivision of the remainder parcel or not more than one year after execution of this agreement, whichever comes first.
8. City shall be responsible for installation of and all costs associated with the following items:
  - a) Six-foot (6') permanent chain link fence and mow strip;
  - b) Drainage system in the bottom of basin;
  - c) Basin turf and landscaping; and
  - d) Portion of street construction within the basin parcel and fifty percent (50%) of the street lights, water, sewer and storm lines fronting the basin parcel in accordance with applicable City ordinances;
  - e) All other on-site improvements.

City agrees to diligently pursue the completion of the basin/park including turbing and irrigation on a schedule compatible with Seller's development plans, taking into account the availability of funds for such projects.

9. It is agreed that time is of the essence. This agreement may be recorded and shall enure to the benefit of the heirs, successors, or assigns of Seller. In connection therewith, notice may be mailed to Seller at:

Robert R. Batch  
1819 South Cherokee Lane, Unit #67  
Lodi, CA 95240

In the event a reimbursement due hereunder is unclaimed for two (2) years from the date of mailing, it shall revert to the City. It shall be Seller's responsibility to notify City of any change of address.

10. It is understood between the parties hereto that this sale/purchase agreement is executed under threat of eminent domain for the City's acquisition of land for a storm drainage basin. Had the parties hereto been unable to reach a mutually-agreeable resolution, the City Attorney was prepared to recommend to the City Council that a Resolution of Necessity to acquire said parcel by condemnation, be adopted by the City Council of the City of Lodi.
11. Herein is set forth the entire agreement between the parties. The performance of these conditions constitutes full performance and shall relieve City of all further obligations or claims.
12. In the event either party hereto breaches the terms, conditions and covenants of this Agreement, then, the prevailing party in any suit to enforce this Agreement or restrain the breach thereof, shall in addition to any other relief or damages awarded, be entitled to a reasonable attorney's fee and all costs of suit to be set and determined by any court of competent jurisdiction and added to any judgment obtained.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first hereinabove mentioned.

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BUYER

CITY OF LODI, a municipal  
corporation



THOMAS A. PETERSON  
City Manager

SELLER



ROBERT R. BATCH

ATTEST:

APPROVED AS TO FORM:



ALICE M. REYMICHE  
City Clerk



BOB McNATT  
City Attorney

(2)  
AGREBASN/TXTA.01V



# CITY OF LODI

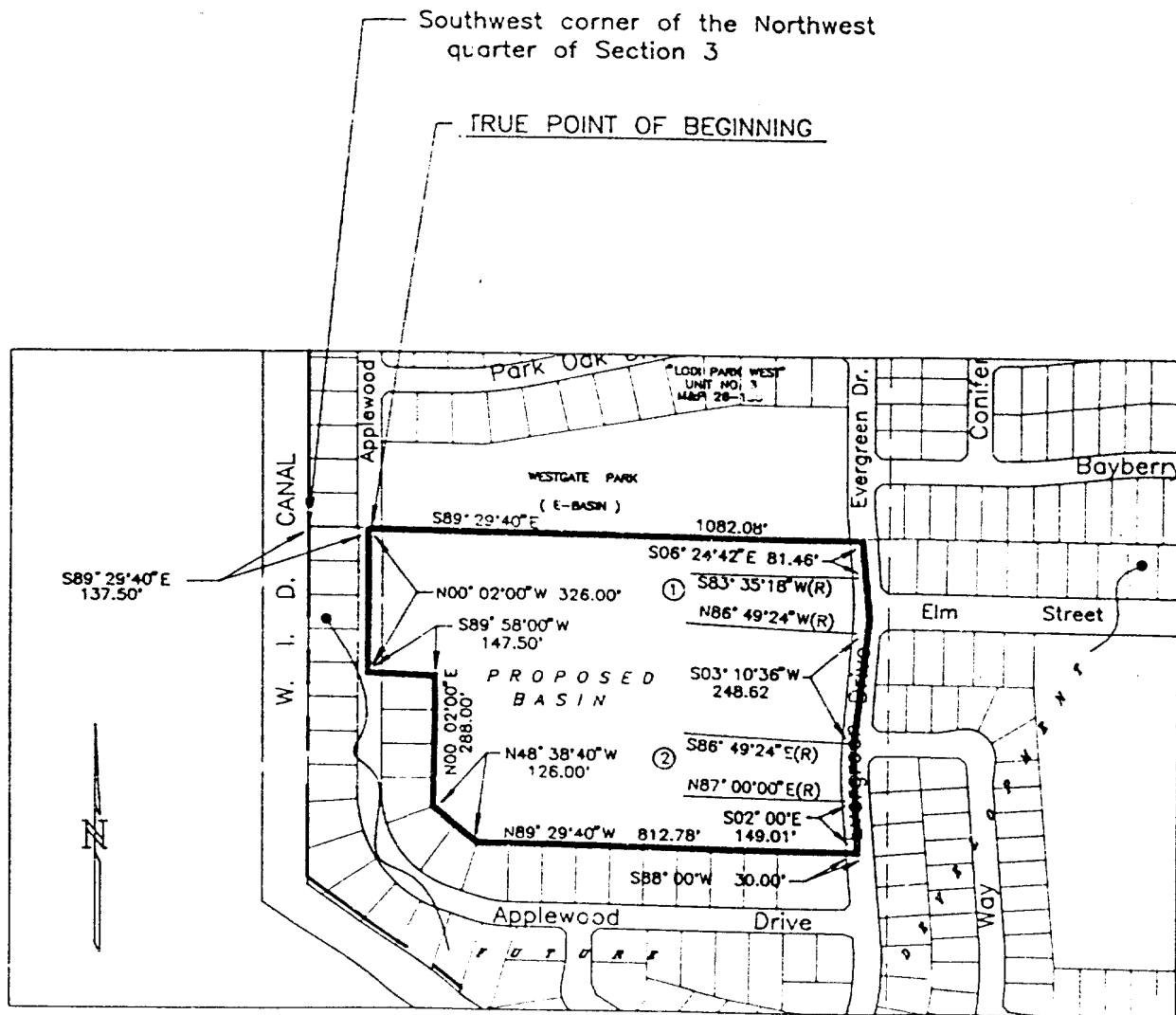
PUBLIC WORKS DEPARTMENT

EXHIBIT A

## GRANT DEED

187 N. Lower Sacramento Rd.

029-030-33



### CURVE DATA

①  $R = 750'$   
 $\Delta = 9^{\circ} 35' 18''$   
 $L = 125.51'$   
 $T = 62.90'$

②  $R = 1000'$   
 $\Delta = 5^{\circ} 10' 36''$   
 $L = 90.35'$   
 $T = 45.21'$





## CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Contract for Architectural Services for Civic Center Improvements Project

MEETING DATE: January 6, 1993

PREPARED BY: Public Works Director

**RECOMMENDED ACTION:** That the City Council authorize the City Manager to execute the architectural agreement with Wenell Mattheis Bowe for Phase One of the Civic Center expansion improvements.

**BACKGROUND INFORMATION:** In January 1992, the firm of Wenell Mattheis Bowe was retained to prepare a Government Center Master Plan. This Master Plan evaluated a number of different scenarios for providing the interim and ultimate square footage needs of all of the departments in the government center complex. With respect to the City Hall deficiencies, the Council determined that, on an interim basis, the City should lease the Beckman Building across the street and bring both the Beckman Building and the existing City Hall up to Americans with Disabilities Act (ADA) standards. It was agreed that the best long-range solution for the City Hall complex would include an addition to the north of the existing City Hall providing for all major City functions in one central complex.

The Public Works Department was asked to ensure that all local architects interested in doing the design work for the Civic Center complex were given the opportunity to present qualifications. Requests for qualifications (RFQ) were sent to Lodi and Stockton architectural firms. A copy of the RFQ is attached as Exhibit A and includes a general scope of the proposed design work. At the same time, the Mayor appointed a selection committee to review the RFQ's and to interview the qualified architects. This committee was made up of Randy Snider, City Council Member; Larry Mindt, Chairman of the Planning Commission; Leonard Bull, Chairman of SPARC; Jim Culbertson, a local contractor; together with the Chief Building Official, Finance Director and Public Works Director. The committee met and evaluated the qualification submittals and determined that four architectural firms would be interviewed. The interviews were conducted on November 19, 1992, and the selection committee selected the firm of Wenell Mattheis Bowe to design the Civic Center improvements.

We know that the remodeling of City Hall will include some major structural upgrading; however, the full extent of this upgrading cannot be determined until a full structural investigation is accomplished. It has been determined that, even with minimum structural upgrading, the City Hall remodel work could not be done while employees are still using the building. Therefore, temporary relocation of those employees ultimately staying in City Hall will have to be made. Because of

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THOMAS A. PETERSON  
City Manager



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the structural unknowns on the City Hall remodeling, it was determined that it would be best to break the architectural agreement into at least two phases. These phases are discussed in the next paragraph and the scope of work shown on Exhibits B and C.

In general, the work under the subject architectural agreement (first phase) is shown on Exhibit B and is estimated to cost \$122,353. All payments to the architect will be on a time-and-materials basis up to a maximum which is the estimated cost. Therefore, if the architect can accomplish the work in less time, we will only pay for the work required.

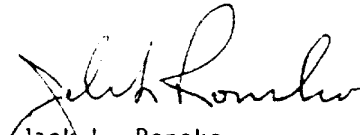
The anticipated work under the second and third phases of the architectural agreement is shown on Exhibit C and is estimated at \$140,550. This design estimate will be reevaluated once the structural investigation is completed under Phase One.

Exhibit D is a budget showing the estimated expenses and anticipated revenues. The costs or expenses for this budget are conservatively high and it covers the worst-case scenario; i.e., Carnegie Forum basement renovation estimate is known to be high in that all of the area may not be used or the basement may not be used at all, the structural upgrade assumes all of City Hall will be brought up to new Code standards, and estimates include a 20% contingency factor.

Exhibit E is the proposed design and construction schedule. This schedule provides for completion of the Beckman Building remodel and the temporary trailer installation in April, 1994. The completion of the City Hall remodel is scheduled for May, 1995.

The subject architectural agreement has been reviewed and approved by the City Attorney. It is recommended that the City Council authorize the City Manager to execute this agreement. Additional phases for design work will be brought back to the City Council at a later date.

FUNDING: See Exhibit D.

  
Jack L. Ronsko  
Public Works Director

JLR/lm

Attachments

cc: City Attorney  
Finance Director  
Wenell Mattheis Bowe  
Building and Equipment Maintenance Superintendent

**Exhibit A**

CITY COUNCIL

JAMES W. PINKERTON, Mayor  
PHILLIP A. PENNING  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JACK A. SIEGLOCK  
JOHN R. (Randy) SNIDER

**CITY OF LODI**

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

August 28, 1992

THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

BOB MCNATT  
City Attorney

SEE MAILING LIST ATTACHED

LSTRFQCV/TXTW.02M

SUBJECT: Request for Qualifications (RFQ)  
Civic Center Improvements

The City of Lodi is interested in developing a list of qualified architects for providing the City with facilities programming services, schematic design, preparation of plans and contract documents, and assisting in construction administration for the remodeling of the two-story, unreinforced masonry City Hall structure at 221 West Pine Street, and the single-story structure at 212 West Pine Street. The total scope of this work is discussed below. These services are being sought from only qualified Lodi and Stockton architects.

BACKGROUND: The City of Lodi recently prepared a Governmental Center Master Plan which includes expansion alternatives for the City Hall facilities. This document is on file in the Public Works Department.

It has been determined that in order to provide the additional square footage required, the existing City Hall will be remodeled to meet all ADA and structural requirements and that we will, on an interim basis (10 years ±), lease and remodel the building across the street at 212 West Pine Street. Ultimately, the City will be constructing a major addition to the existing City Hall.

SELECTION PROCESS: The City of Lodi will be pursuing a three-stage selection process. The first stage will consist of review of the responses to this RFQ by a selection committee. The committee will then develop a list of no more than five qualified firms.

In the second stage, the qualified firms will be invited to submit a detailed proposal for providing consultant services for this project. The selection committee, after reviewing the detailed proposals, will narrow the field of architects to be invited to give an oral presentation. Depending on the number of qualified firms determined in the first stage, this stage may be combined with the third stage (oral presentation).

The third stage, the final selection process, will consist of an interview with the selection committee, including an oral presentation by the selected architects. The selection committee's recommendation will be forwarded to the City Council for approval.

LRFQCIVC/TXTW.02M

SCOPE OF WORK: The use of 212 West Pine Street is an interim solution to the City's ultimate space needs. As indicated in the master plan, the ultimate solution is to provide an addition to the existing City Hall complex. Therefore, any remodeling of the existing City Hall facility must be coordinated with the future addition design. In general, we see the scope of work including the following four areas:

1. 212 West Pine Street - It is anticipated that the remodeling of this 7,300 square foot facility will include:
  - ° programming services
  - ° development of schematic design
  - ° preparation of plans and specifications, including:
    - ° ADA requirements
    - ° interior building and HVAC improvements
    - ° computer cabling connection to City Hall
  - ° assistance in contract administration
  - ° preparing design and layout of office systems
2. 221 West Pine Street (City Hall Remodel) - It is anticipated that the remodel of the existing three-floor City Hall facility, approximately 19,600 square feet, will include:
  - ° programming services
  - ° development of interim and ultimate floor plans
  - ° preparation of plans and specifications, including:
    - ° elevator and other ADA requirements
    - ° structural upgrade
    - ° HVAC upgrade
  - ° assistance in contract administration
3. 221 West Pine Street (City Hall Addition) - This facility is anticipated to be a two-story structure of approximately 15,000 square feet located north of, and connected to, the existing City Hall by a galleria. It is anticipated that the work required on this addition, in order to develop the remodel plans of City Hall, will include:
  - ° development of conceptual floor plans, elevations and sections necessary to establish utility elevator and public access locations
4. Temporary Relocation - With the completion of the remodel at 212 West Pine Street, some of the City Hall employees will be moved to this location. In order to remodel the City Hall facilities, the remaining employees will have to be housed in temporary trailer/modular structures to be located in the mall area of City Hall. It is anticipated that this work will include:

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- ° design and bid documents for trailer or modular structure layout, ramps and decking
- ° design for temporary utility connections

STATEMENT OF QUALIFICATIONS: The statement of qualifications shall include the following:

- a) The response shall be mailed to:  
City of Lodi  
Attn: Dennis Callahan  
Building and Equipment Maintenance Superintendent  
P. O. Box 3006  
Lodi, CA 95241-1910
- b) Submittal deadline: Monday, September 21, 1992, 12 noon
- c) Size: 8 1/2" by 11" format, maximum of eight pages
- d) Copies: Eight
- e) Size and composition of firm and major subconsultants proposed for the design team
- f) Name(s) and resume(s) of the project architect(s) who will be assigned to this work
- g) Statement of experience describing recent projects of similar type and scope, including project name, location, and client reference and phone number
- h) Firm's experience in providing programming services and space planning
- i) Firm's experience in renovation projects
- j) Firm's experience with historical renovation and the Los Angeles Historical Code related to unreinforced masonry structures
- k) Firm's experience in construction observation services for this type of project

PROJECT SCHEDULE: The City is desirous of moving on this project as quickly as possible due to its present overcrowding problems, ADA requirements, and HVAC deficiencies. The City presently has the money available for the design and remodeling of the facilities at 212 and 221 West Pine Street.

If you have any questions concerning this RFQ, please contact Dennis Callahan, Building and Equipment Maintenance Superintendent, at (209) 333-6706.

Jack L. Ronkso  
Public Works Director

JLR/lm

cc: City Manager  
Selection Committee  
Building and Equipment Maintenance Superintendent

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&NAME  
&ATTN  
&ADD  
&CITY

Mr. Michael D. Garr  
Architect  
2468 W. Swain Rd.  
Stockton, CA 95207

Mr. Dean E. Trachiotis  
Architect  
1128 N. Union  
Stockton, CA 95205

Architechnica  
555 W. Benjamin Holt Dr.  
Suite 423  
Stockton, CA 95207

Gideon Architect  
P. O. Box 55304  
Stockton, CA 95205

Mr. David Vizcarra  
Architect  
P. O. Box 7463  
Stockton, CA 95207

Architecture 2  
Clinton Jew, Architect  
3768 W. Benjamin Holt Dr.  
Stockton, CA 95209

Itaya-Espalin & Associates, Inc.  
Architects  
1109 North Center  
Stockton, CA 95202

Wenell Mattheis Bowe  
Architects  
222 W. Lockeford St., #9  
Lodi, CA 95240

Mr. Stephan Castellanos  
Architect  
777 N. Pershing Avenue  
Stockton, CA 95203

Kikuchi Della Monica & Associates  
Architects  
617 S. Lower Sacramento Road  
Lodi, CA 95242

Ms. Lisa Wong  
Architect  
704 N. Stockton St.  
Stockton, CA 95203

Compac Design Corp.  
Architects  
1625 W. March Ln., Ste. B-1  
Stockton, CA 95207

Lesovsky Donaldson  
Architects  
2540 Pacific Avenue  
Stockton, CA 95204

Warren C. T. Wong & Associates  
Architects  
414 E. Fremont  
Stockton, CA 95202

Dahlin Group, Inc.  
Architects  
2800 W. March Ln.  
Stockton, CA 95207

Mr. Frank B. Mansfield  
Architect  
222 West Lockeford St.  
Lodi, CA 95240

Mr. Scott Dasko  
Architect  
712 Peach Street  
Lodi, CA 95242

Mr. Edward Charles Merlo  
Architect  
165 W. Cleveland  
Stockton, CA 95204

Derivi-Castellanos  
Architects  
946 North Yosemite  
Stockton, CA 95203

Walden J. Moll Architect, Inc.  
1833 W. March Lane  
Stockton, CA 95207

Ms. Linda Derivi  
Architect  
777 N. Pershing Ave.  
Stockton, CA 95203

Mr. Paul A. Nichols  
Architect  
P. O. Box 311  
Stockton, CA 95201

Mr. Michael R. Donaldson  
Architect  
2540 Pacific Avenue  
Stockton, CA 95204

R-M-S Professional Consultants, Inc.  
Attn: Bob Snyder  
4118 Coronado Avenue  
Stockton, CA 95204

Ernst & Lloyd Architects  
2132 N. El Dorado  
Stockton, CA 95204

San Joaquin Design Group  
Architecture & Planning  
7865 N. Pershing Ave.  
Stockton, CA 95207

ARCHITECTURAL AGREEMENT

GENERAL SCOPE OF WORK  
(First Phase)

Program Update

Confirm actual temporary, short-term and long-term personnel and space requirements in Beckman, Carnegie, temporary trailers, City Hall remodel and City Hall addition.

Beckman Building

Provide complete architectural and engineering (A/E) services for tenant improvements including parking lot layout and lighting.

City Hall Remodel

Provide investigative and schematic design services including structural, mechanical, electrical, handicap accessibility and ADA requirements.

City Hall Addition

Provide conceptual design and floor plan layouts together with two renderings showing relationship of addition with remodel.

Carnegie Building

Provide investigative and schematic design services for basement and office layouts if Carnegie basement is going to be used.

Trailers

Provide complete A/E service for temporary trailers.

Computer/Communication Link

Design link between Beckman, Carnegie, temporary trailers and City Hall.

Furniture Systems

Design workstations in Beckman, Carnegie and City Hall remodel including determination of size, configuration, basic components and electrical, computer and communication needs.

JLR/lm

**PHASE II  
CARNEGIE BASEMENT  
SCOPE OF CONTRACT**

Provide complete Architectural/Engineering services (design development through construction observation) to renovate approximately 2,500 sf of existing basement area with a proposed budget of \$252,000\* for construction; based upon approved schematic design developed under Phase I Contract.

**PHASE III  
REMODEL CITY HALL  
SCOPE OF CONTRACT**

Provide complete Architectural/Engineering services (design development through construction observation) to renovate the existing City Hall building with a proposed budget of \$1,383,000\* for construction; plans to include renovation of the existing City Hall building including structural, mechanical, electrical, handicap accessibility, functional and circulation path and finishes; including a new entrance ramp with plaza at Pine Street and a new elevator. The design shall accommodate logical expansion to the future City Hall addition; based upon approved schematic design developed under Phase I Contract.

ARCHITECTURE

ENGINEERING

INTERIORS

Larry Wenell

Tim Mattheis

Thomas Boue

Architects

City

December 28, 1992

\*Final budget will be established as part of Phase I Contract

December 28, 1992

WMB

## CITY HALL AND BECKMAN BUILDING REMODEL

## BUDGET ESTIMATE

EXPENSES

1. City Hall Renovation	\$ 1,383,000.00
(E) From Study	\$851,000.00
Structural Addition	260,000.00
Ramped Entry Addition	40,000.00
Interior Remodel Addition	146,000.00
Electrical Addition	54,000.00
Mechanical Addition	32,000.00
2. Beckman Remodel	180,000.00
3. Carnegie Basement	252,000.00
4. Computer and Communication Link	39,000.00
5. Beckman Parking Lot	33,000.00
6. Trailer Utilities and Appurtenances	100,000.00
7. Trailer Lease	144,000.00
8. Furniture Systems	150,000.00
9. Miscellaneous (computer move, testing, reimbursables, structural plan check, etc.)	20,000.00
10. Architectural Cost	263,000.00
	<hr/>
	\$ 2,564,000.00

REVENUES

1. 1992/93 CIP Budget	\$ 1,727,000.00*
2. Miscellaneous (impact fees, litigation, etc.)	1,060,000.00
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	\$ 2,787,000.00

\*This does not include any interest which is accumulating in the CIP account.

JLR/lm

BUDGETEST/TXTW.02M

CITY OF LODI  
CIVIC CENTER IMPROVEMENTS  
PROJECT SCHEDULE

	1993					1994												1995												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
PROGRAM																														
Update	■																													
FURNITURE																														
Design			■	■	■																									
Coordination					■	■	■			■	■																			
SITE DATA/COMM																														
Design			■	■	■																									
Construction Doc's					■	■	■	■	■	■																				
Permit/Bidding								■	■	■	■	■																		
Construction										■	■	■	■	■	■	■	■													
BECKMAN																														
Design			■	■	■																									
Construction Doc's					■	■	■	■	■	■																				
Permit/Bidding								■	■	■	■	■																		
Construction										■	■	■	■	■	■	■	■													
Move-In																■														
TRAILERS																														
Design			■	■	■																									
Construction Doc's					■	■	■	■	■	■																				
Permit/Bidding								■	■	■	■	■																		
Construction										■	■	■	■	■	■	■	■													
Move-In/Out																■													■	■
CARNEGIE																														
Schematic Design	■	■																												
CITY HALL REMODEL																														
Schematic Design		■	■	■	■																									
CITY HALL ADD'N																														
Concept Design		■	■	■																										
CARNEGIE/PHASE II																														
Design Development			■	■	■																									
Construction Doc's					■	■	■	■	■	■																				
Permit/Bidding								■	■	■	■	■																		
Construction										■	■	■	■	■	■	■	■													
Move-In																■														
CITY HALL REMODEL/PHASE III																														
Design Development						■	■	■	■	■																				
Construction Doc's								■	■	■	■	■																		
Permit/Bidding											■	■	■	■	■	■	■													
Construction												■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Move-In																													■	■

Exhibit E